

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R34022

Property Information

property address: 713 ENFIELD

legal description: NORTH GARDEN ACRES, BLOCK 4, LOT 5

owner name/address: THE SCHRAM FAMILY

LIVING REVOCABLE TRUST

407 KING RICHARD ST

IRVING, TX 75061-6428

full business name:

land use category: single-family residential

type of business:

current zoning: RD-5

occupancy status: occupied (for lease)

lot area (square feet): 7,800

frontage along Texas Avenue (feet): n/a

lot depth (feet): 120.23

sq. footage of building: 1,600

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 12 # of stories: 1

type of buildings (specify): wood

building/site condition: 3-needs landscaping & aesthetic improvements

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1952

accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

# of signs: 1 type/material of sign: temporary - for lease sign

overall condition (specify): good

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: 1

lot type: ☐ asphalt ☐ concrete ☒ other rock

space sizes: sufficient off-street parking for existing land use: ☐ yes ☒ no

overall condition: fair - not permanent parking

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue** *N/A*

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: *needs much improvement on front yard*

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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